

**SNAPSHOT of HOME Program Performance--As of 03/31/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	19		
<b>Program Progress:</b>							
% of Funds Committed	94.16 %	92.92 %	6	92.07 %	67	71	
% of Funds Disbursed	84.27 %	87.33 %	15	84.14 %	44	43	
Leveraging Ratio for Rental Activities	8.24	7.78	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	83.34 %	93.20 %	15	81.45 %	23	27	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.20 %	74.93 %	14	69.74 %	36	36	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	92.17 %	82.07 %	4	80.97 %	69	76	
% of 0-30% AMI Renters to All Renters***	50.91 %	50.76 %	10	45.50 %	57	61	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.38 %	1	95.55 %	100	100	
<b>Overall Ranking:</b>			In State:	13 / 19	Nationally:	65 66	
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$12,475	\$27,206		\$26,831	383 Units	42.70 %	
Homebuyer Unit	\$33,093	\$16,143		\$15,029	51 Units	5.70 %	
Homeowner-Rehab Unit	\$13,225	\$15,345		\$20,806	193 Units	21.50 %	
TBRA Unit	\$3,568	\$4,019		\$3,228	270 Units	30.10 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerville MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$80,381	\$155,292	\$14,515
<b>State:*</b>	\$148,085	\$103,120	\$23,596
<b>National:**</b>	\$96,090	\$75,663	\$23,585

**CHDO Operating Expenses:**  
(% of allocation)

<b>PJ:</b>	<span style="border: 1px solid black; padding: 2px;">5.0</span> %
<b>National Avg:</b>	<span style="border: 1px solid black; padding: 2px;">1.2</span> %

**R.S. Means Cost Index:** 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">53.0</span>	<span style="border: 1px solid black; padding: 2px;">51.0</span>	<span style="border: 1px solid black; padding: 2px;">87.0</span>	<span style="border: 1px solid black; padding: 2px;">37.0</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">23.5</span>	<span style="border: 1px solid black; padding: 2px;">27.5</span>	<span style="border: 1px solid black; padding: 2px;">17.6</span>	<span style="border: 1px solid black; padding: 2px;">54.3</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">33.7</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">9.3</span>	<span style="border: 1px solid black; padding: 2px;">41.3</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">25.6</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">44.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">13.7</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">6.5</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">33.9</span>	<span style="border: 1px solid black; padding: 2px;">9.8</span>	<span style="border: 1px solid black; padding: 2px;">9.8</span>	<span style="border: 1px solid black; padding: 2px;">45.7</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">8.9</span>	<span style="border: 1px solid black; padding: 2px;">52.9</span>	<span style="border: 1px solid black; padding: 2px;">25.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">8.1</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">11.8</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">10.2</span>	<span style="border: 1px solid black; padding: 2px;">13.7</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">15.2</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">45.4</span>	<span style="border: 1px solid black; padding: 2px;">25.5</span>	<span style="border: 1px solid black; padding: 2px;">42.0</span>	<span style="border: 1px solid black; padding: 2px;">54.3</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">16.4</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">23.8</span>	<span style="border: 1px solid black; padding: 2px;">17.6</span>	<span style="border: 1px solid black; padding: 2px;">27.5</span>	<span style="border: 1px solid black; padding: 2px;">37.0</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">3.1</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">17.5</span>	<span style="border: 1px solid black; padding: 2px;">15.7</span>	<span style="border: 1px solid black; padding: 2px;">8.8</span>	<span style="border: 1px solid black; padding: 2px;">4.3</span>	Other:	<span style="border: 1px solid black; padding: 2px;">49.9</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">8.4</span>	<span style="border: 1px solid black; padding: 2px;">27.5</span>	<span style="border: 1px solid black; padding: 2px;">12.4</span>	<span style="border: 1px solid black; padding: 2px;">4.3</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">30.5</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">3.4</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">6.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">5.9</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				<span style="border: 1px solid black; padding: 2px;">143</span>

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerville State: MA Group Rank: 65  
 (Percentile)  
 State Rank: 13 / 19 PJs Overall Rank: 66  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	<b>83.34</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	<b>67.2</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>92.17</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	<b>2.56</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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